BILL GARRETT, Davidson County
Trans:T20100081859 DEEDQC
Recvd: 12/29/10 14:11 4 pgs
Fees:22.00 Taxes:0.00
20101229-0103489

This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Creager Part A, LLC 2622 Murfreesboro Pike Nashville, TN 37217	Same as new owner	149-08-0-020.00

TRUSTEE'S QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **Mary Nell Creager, as Trustee of the Creager Trust** U/A/D November 9, 1994, hereinafter called Grantor, does hereby grant, quitclaim, transfer and convey with fiduciary covenants unto **Creager Part A, LLC**, hereinafter called Grantee, its successors and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Legal description for Tracts One, Two and Three on attached Exhibit A.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 2618-2626 Murfreesboro Pike, Nashville, Tennessee.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made as a capital contribution to a limited liability company.

Russell E. Creager
Grantee

Subscribed and sworn to before me this 28th day of December, 2010.

Diane Smith
Notary Public

My Commission Expires: 3/4/13

DIANE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, KENN.
My Commission Expires MAR. 4, 2013

By executing and delivering this deed, Grantor releases any right Grantor has to recover the property conveyed if the Trust hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of December, 2010.

Mary Nell Creager

Mary Nell Creager, as Trustee of the
Creager Trust U/A/D November 9, 1994, Grantor

State of Tennessee
County of Williamson

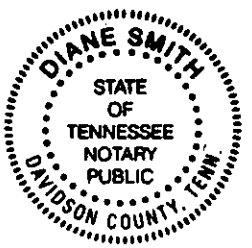
Before me, the undersigned Notary Public, personally appeared the within named Grantor, Mary Nell Creager, as Trustee of the Creager Trust U/A/D November 9, 1994, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 28th day of December, 2010.

Diane Smith

Notary Public

My Commission Expires: 3/4/13



My Commission Expires MAR. 4, 2013

EXHIBIT A – LEGAL DESCRIPTION
2618-2626 MURFREESBORO PIKE

TRACT ONE:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, on August 23, 1949, as follows:

BEGINNING at an iron pin on the northeasterly margin of the Murfreesboro Road, 405.6 feet northwesterly from the center line of Bell Lane; thence north 47 degrees 15 minutes east 258.2 feet to an iron pin in the center of a branch; thence south 32 degrees west 272.7 feet to a point in the northeasterly margin of Murfreesboro Road; thence with same north 42 degrees west 69.6 feet to the point of beginning.

Being the same property conveyed to James R. Creager and wife, Mary Nell Creager, Trustees U/A/D Nov 08 1994 by deed from James R. Creager and wife Mary Nell Creager, Individually of record in Book 9517, page 442, Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being described according to a survey made by George W. Watkins, Surveyor, August 23, 1949, as follows:

Beginning at a point in the northeasterly margin of Murfreesboro Pike, 405.6 feet north-westerly from the center line of Bell Lane; thence north 47° 15' east 258.2 feet to an iron pin in the center of a branch; thence with the center of said Branch, north 32° east 260.3 feet to a point; thence north 45° east 121 feet to a point in the line of the land belonging to Sanders; thence with the Sanders' line, north 61° 20' west 153 feet to a point; thence south 42° 49' west 271.4 feet to a point; thence south 42° east 65 feet to a point; thence south 42° 49' west 300 feet to a point in the margin of Murfreesboro Road; thence with the margin of said Road, south 42° east 146.4 feet to the point of beginning.

Being the same property conveyed to James R. Creager and wife, Mary Nell Creager, Trustees U/A/D Nov 08 1994 by deed from James R. Creager and wife Mary Nell Creager, Individually of record in Book 9517, page 444, Register's Office for Davidson County, Tennessee.

TRACT THREE:

Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being described according to a survey made by George W. Watkins, Surveyor, August 23, 1949, as follows:

BEGINNING at an iron pin in the northeasterly margin of Murfreesboro Pike, which pin is 552 feet northwesterly from the center line of Bell Lane; thence north 42° 49' east 300 feet to a point; thence north 42° west 65 feet to a point in the south line of the Sanders Property; thence with Sanders' south line, south 42° 49' west 571.4 feet to the margin of Murfreesboro Pike or Road; thence with the margin of the same, south 42° east 65 feet to the point of beginning.

Being the same property conveyed to James R. Creager and wife, Mary Nell Creager, Trustees U/A/D Nov 08 1994 by deed from James R. Creager and wife Mary Nell Creager, Individually of record in Book 9517, page 446, Register's Office for Davidson County, Tennessee.